

RIDGEVIEW FALLS, 18114 W 119TH STREET, OLATHE, KS



RETAIL HIGHLIGHTS

- 1,618 SF End-Cap Retail Space Available
- Located along high-traffic 119th Street, West of I-35 near HyVee, QuikTrip, McDonald's, and more
- Intersection visible to 35,000+ cars per day
- Adjacent to 237-Unit Villas at Ridgeview Falls, a luxury development currently under construction
- Current Tenants: Great Clips, Glace Nails, Vitality Chiropractic, Allstate Insurance, Ridgeview Family Dentistry, Asian Pearl Restaurant

LEASING CONTACT

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LOCATION

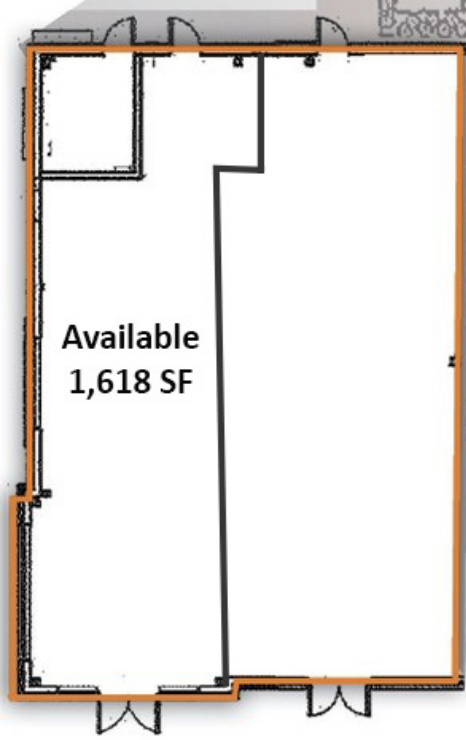
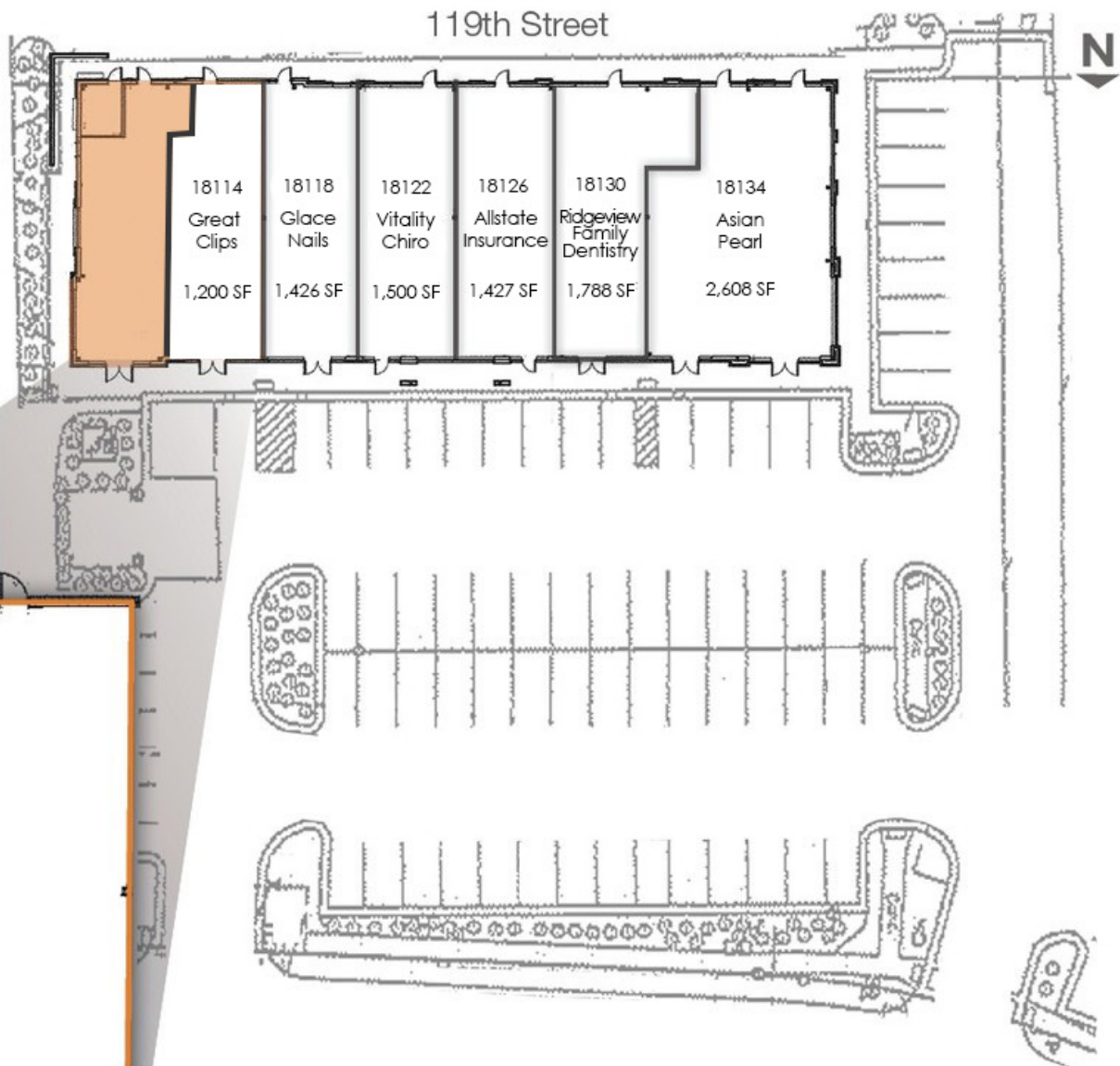


| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 8,387 | 70,355 | 190,667 |
| Avg. HH Income | \$74,069 | \$86,818 | \$98,345 |

Location Advantages:

- 1.4 miles to I-35
- 2.1 miles from Olathe Station, a mixed-use designation with various retailers
- Close proximity to Renner Business Center & Additional Olathe Entertainment Districts
- Direct route on Ridgeview to Garmin World Headquarters and Olathe Soccer Complex





* Image may not reflect current state of vacant space

DEMOGRAPHICS

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **11,621 SF**
 Year Built: **2007**

Total Available: **1,618 SF**
 % Leased: **86.08%**
 Rent/SF/Yr: **Negotiable**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------|--------|----------|--------|----------|--------|
| Population | | | | | | |
| 2024 Projection | 8,760 | | 73,716 | | 198,697 | |
| 2019 Estimate | 8,387 | | 70,355 | | 190,667 | |
| 2010 Census | 7,677 | | 63,046 | | 176,914 | |
| Growth 2019 - 2024 | 4.45% | | 4.78% | | 4.21% | |
| Growth 2010 - 2019 | 9.25% | | 11.59% | | 7.77% | |
| 2019 Population by Hispanic Origin | 1,720 | | 9,148 | | 18,503 | |
| 2019 Population | 8,387 | | 70,355 | | 190,667 | |
| White | 6,799 | 81.07% | 59,385 | 84.41% | 162,422 | 85.19% |
| Black | 831 | 9.91% | 5,261 | 7.48% | 12,022 | 6.31% |
| Am. Indian & Alaskan | 73 | 0.87% | 381 | 0.54% | 852 | 0.45% |
| Asian | 330 | 3.93% | 3,099 | 4.40% | 9,881 | 5.18% |
| Hawaiian & Pacific Island | 4 | 0.05% | 43 | 0.06% | 99 | 0.05% |
| Other | 350 | 4.17% | 2,187 | 3.11% | 5,391 | 2.83% |
| U.S. Armed Forces | 6 | | 39 | | 103 | |
| Households | | | | | | |
| 2024 Projection | 3,386 | | 28,168 | | 74,803 | |
| 2019 Estimate | 3,240 | | 26,832 | | 71,740 | |
| 2010 Census | 2,945 | | 23,738 | | 66,321 | |
| Growth 2019 - 2024 | 4.51% | | 4.98% | | 4.27% | |
| Growth 2010 - 2019 | 10.02% | | 13.03% | | 8.17% | |
| Owner Occupied | 1,992 | 61.48% | 16,077 | 59.92% | 47,470 | 66.17% |
| Renter Occupied | 1,248 | 38.52% | 10,755 | 40.08% | 24,269 | 33.83% |
| 2019 Households by HH Income | 3,240 | | 26,833 | | 71,739 | |
| Income: <\$25,000 | 480 | 14.81% | 4,001 | 14.91% | 8,242 | 11.49% |
| Income: \$25,000 - \$50,000 | 895 | 27.62% | 5,980 | 22.29% | 13,949 | 19.44% |
| Income: \$50,000 - \$75,000 | 564 | 17.41% | 4,250 | 15.84% | 11,541 | 16.09% |
| Income: \$75,000 - \$100,000 | 462 | 14.26% | 3,877 | 14.45% | 10,409 | 14.51% |
| Income: \$100,000 - \$125,000 | 373 | 11.51% | 3,158 | 11.77% | 8,767 | 12.22% |
| Income: \$125,000 - \$150,000 | 301 | 9.29% | 2,156 | 8.03% | 6,864 | 9.57% |
| Income: \$150,000 - \$200,000 | 90 | 2.78% | 1,996 | 7.44% | 6,499 | 9.06% |
| Income: \$200,000+ | 75 | 2.31% | 1,415 | 5.27% | 5,468 | 7.62% |
| 2019 Avg Household Income | \$74,069 | | \$86,818 | | \$98,345 | |
| 2019 Med Household Income | \$60,544 | | \$70,227 | | \$80,134 | |